

1 (C) AMENDMENTS TO THE CLAIMS

2
3 1. (CURRENTLY AMENDED) Apparatus for real estate title transfer processes ~~and~~
4 ~~procedures~~, comprising:

5 a computer based automation system, having Internet communications; and
6 components associated with said Internet communications for implementing, managing,
7 and tracking said real estate transfer processes ~~and procedures~~ wherein data and documents
8 for said implementing, managing, and tracking are accessible to principals and parties during
9 said processes ~~and procedures~~.

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11 2. (CURRENTLY AMENDED) The apparatus as set forth in claim 1, comprising:
12 said components including program modules distributed between principals and parties
13 to said processes ~~and procedures~~, providing predetermined data entry and access and
14 document access and execution.

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16 3. (CURRENTLY AMENDED) The apparatus as set forth in claim 2, comprising:
17 said program modules including security measures providing for a variety of levels for
18 said associated data entry and access to said processes ~~and procedures~~.

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20 4. (CURRENTLY AMENDED) A Web-based client-server computer system for escrow of
21 real estate, comprising:

22 at least one client module associated with at least one client party for initiating an
23 escrow process with at least one escrow~~[[holder party]]~~ company; and

24 at least one server module associate with the escrow~~[[holder party]]~~ company as a
25 server party,

26 wherein a specific escrow account between said client party and said [escrow~~[[holder~~
27 ~~party]]~~ company is established, maintained, tracked, and consummated via said client-server
28 computer system .

29
30 5. (ORIGINAL) The system as set forth in claim 4, comprising:
31 on-line entry and transmission of escrow initiation, escrow instructions, escrow status
32 tracking, and escrow consummation between the server party and the client party.

1 6. (ORIGINAL) The system as set forth in claim 4, the at least one server module
2 associated with the escrow party further comprising:
3 on-line entry and transmission of service provider data between the server party and at
4 least one service provider.

5
6 7. (ORIGINAL) The system as set forth in claim 4, comprising:
7 computer code providing data security.

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9 8. (ORIGINAL) The system as set forth in claim 4, comprising:
10 computer code providing for digital identity authentication for each party.

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12 9. (PREVIOUSLY PRESENTED) The system as set forth in claim 4, comprising:
13 digital tracking of funds or other buyer-seller compensation arrangements, and
14 disbursement of said funds or other buyer-seller compensation at or after final closing of said
15 escrow process.

16
17 10. (ORIGINAL) The system as set forth in claim 4, comprising:
18 tracking of all documentation required and advised for the escrow process.

19
20 11. (PREVIOUSLY PRESENTED) Computerized, on-line method for real estate escrow
21 transactions transfer, the method comprising:
22 providing a computer based automation system of components, including components
23 providing implementation, management, and tracking of the escrow real estate transfer wherein
24 data and documents for implementing, managing, and tracking the escrow transactions is
25 transfer are accessible on-line for specific parties to said escrow transfer.

26
27 12. (PREVIOUSLY PRESENTED) The method as set forth in claim 11 comprising:
28 distributing said components as computer code modules residing at principals and
29 parties to said escrow transfer for providing party-associated data entry and access.

30
31 13. (PREVIOUSLY PRESENTED) The method as set forth in claim 12 comprising:

1 including security measures providing for a variety of data entry and access levels to
2 said escrow data and documents.

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4 14. (PREVIOUSLY PRESENTED) A computerized process for a computerized on-line real
5 estate escrow transaction, the process comprising:

6 providing escrow account data and electronic documents, escrow status, broker status,
7 lender status, buyer status, seller status, and vendor status via a centralized server associated
8 with an escrow officer; and

9 connecting parties to said computerized on-line real estate escrow transaction using
10 multiple computer network access devices via connectivity types which include but are not
11 limited to wireless, satellite, dial-up, or leased communications.

12
13 15. (PREVIOUSLY PRESENTED) A system for real-time or near-real-time real estate
14 escrow transactions processes, procedures and documentation, the system comprising:

15 on-line Internet communications programs;
16 associated with said Internet communications programs, appropriate data, electronic
17 documents, application and transactional management network programs, and
18 including supporting network based applications for performing at least one of the
19 escrow services selected from a group including

20 receiving and storing escrow instructions upon submission by a party to the escrow
21 transaction via a computerized communications device;

22 disseminating instructions to all relevant parties by computer;

23 providing escrow documentation;

24 providing escrow documentation approvals;

25 automating order specified services;

26 real-time and near-real-time display of escrow instructions, status, and activity;

27 on-line digital identification authentication;

28 transfer of ownership;

29 closing escrow;

30 releasing of escrow funds; and

31 digital transfer of escrow funds.
32

1 16. (PREVIOUSLY PRESENTED) A method of doing business in realty using on-line
2 communications, the method comprising:

3 providing an on-line escrow account for parties to a transaction;
4 providing on-line transactional account management services with respect to the on-line
5 escrow account for said parties; and
6 providing secure access to said on-line escrow account limited to the parties and third
7 parties using on-line identification authentication.
8

9 17. (PREVIOUSLY PRESENTED) A computer memory having a program for real estate
10 escrow transactions comprising:

11 program code providing a client-server based automation system for said real estate
12 escrow transactions;

13 program code providing implementation, management, tracking, electronic
14 documentation, and closing of specific escrow transactions; and

15 program code allowing escrow transaction data access only for specific parties to said
16 escrow transactions.
17

18 18. (ORIGINAL) The memory as set forth in claim 17 wherein said program code allowing
19 escrow transaction data access only for specific parties to said escrow transaction further
20 comprises:

21 program code for identification authentication.
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23 19. (ORIGINAL) The memory as set forth in claim 17 wherein said program code providing
24 implementation, management, tracking, and closing of specific escrow transactions further
25 comprises:

26 program code for digital signatures.
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28 20. (ORIGINAL) The memory as set forth in claim 17 comprising:

29 program code for a method of doing business using an internet, the code including
30 computerized processes for providing an on-line escrow account for parties to a transaction,
31 providing on-line transactional account management services with respect to the on-line escrow

1 account for said parties, and providing secure access to said on-line escrow account limited to
2 the parties and third parties using on-line identification authentication.

3
4 21. (CURRENTLY AMENDED) A computer based automation system for escrow processes
5 and documentation using Internet computing technology, said system comprising:

6 means for implementing, managing, and tracking real estate transfer and real estate
7 financing processes ~~and procedures~~ by and among principal parties and their agents; and

8 means for providing data and documents associated with said implementing, managing,
9 and tracking such that said data and documents are accessible to said principal parties thereto
10 and their agents via the Internet.
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